



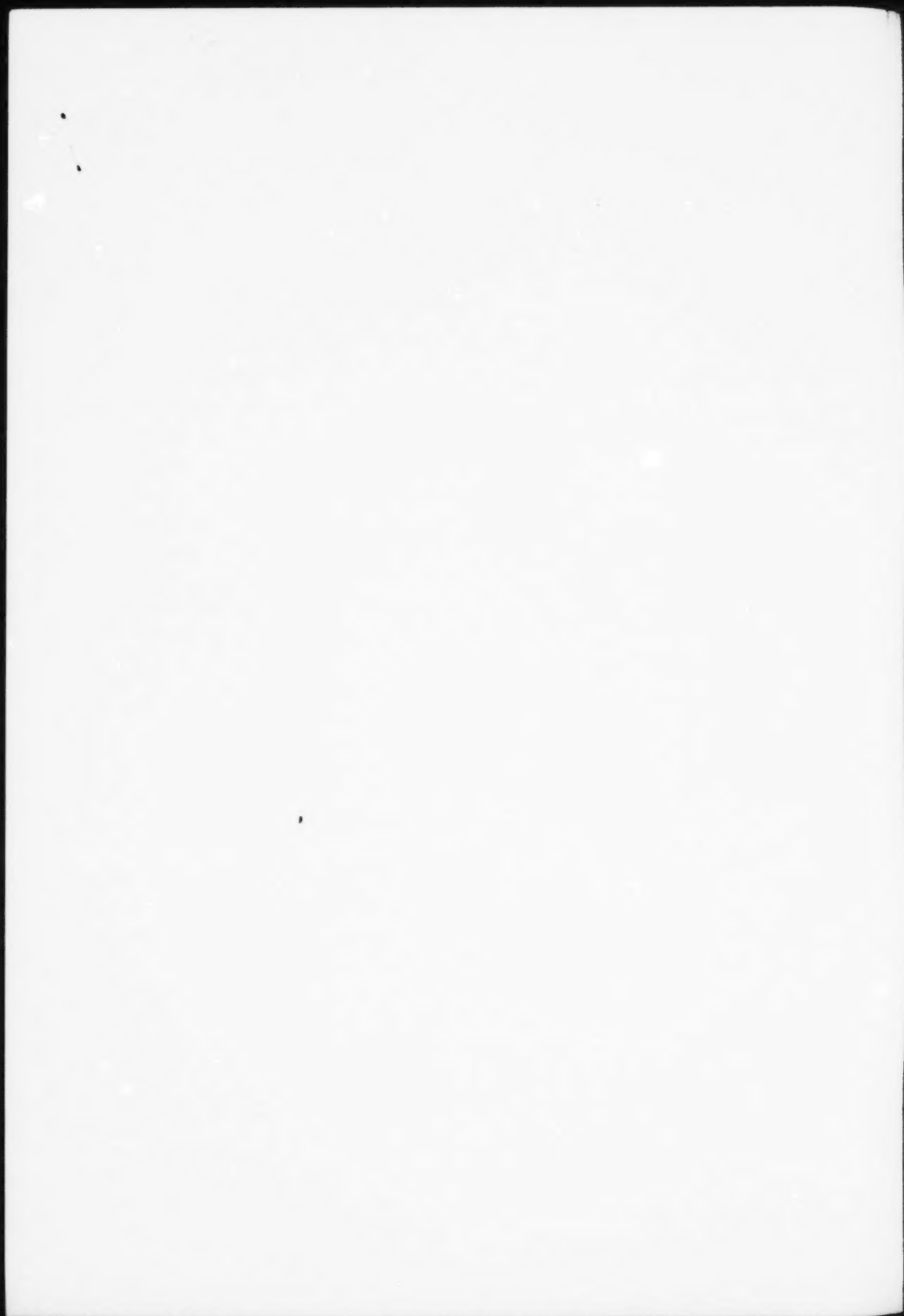
Province of
British Columbia

Annual Report 1982



Ministry of
Municipal Affairs







Province of
British Columbia

Ministry of Municipal Affairs

Report for the
year ended
December 31, 1982



Honourable Bill Ritchie, Minister

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*To the Honourable HENRY P. BELL-IRVING, D.S.O., O.B.E., E.D.
Lieutenant Governor of the Province of British Columbia*

MAY IT PLEASE YOUR HONOUR:

I have the honour to transmit herewith the Annual Report of the Ministry of
Municipal Affairs for the year ended December 31, 1982.

BILL RITCHIE
Minister of Municipal Affairs

Victoria, British Columbia

The Honourable BILL RITCHIE
Minister of Municipal Affairs

Sir:

I have the honour to submit the Annual Report of the Ministry of Municipal Affairs for the year ended December 31, 1982.

J. P. TAYLOR
Deputy Minister

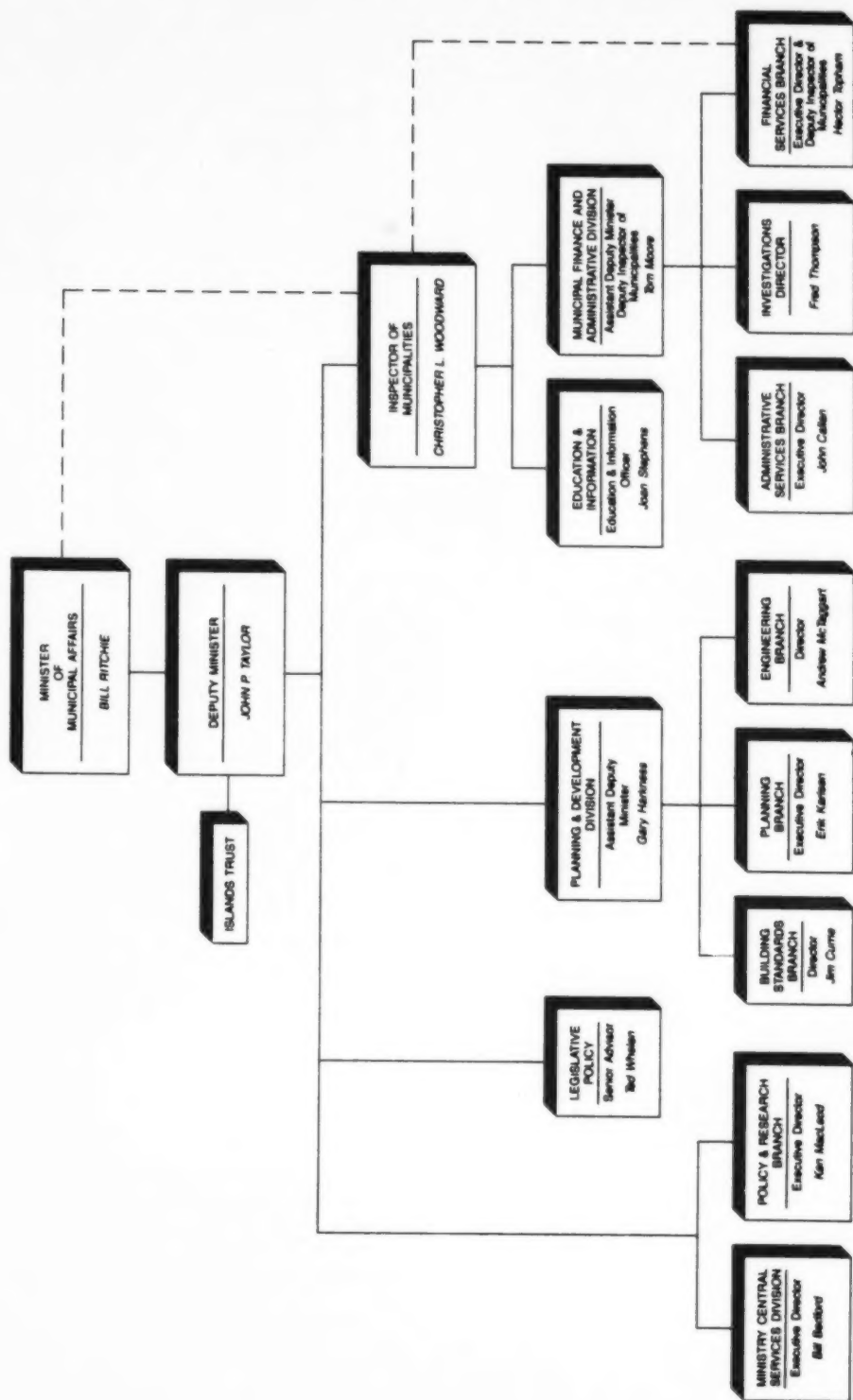
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Resort Municipality of Whistler Act
Local Services Act
New Westminster Redevelopment Act 1979
Dyking Authority Act
Municipal Expenditure Restraint Act
Municipal Aid Act

Ministry of Municipal Affairs ORGANIZATION CHART



Municipal Affairs

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Victoria, V8V 1X4, Phone 387-3602.
Municipal Affairs Office, 747 Fort Street,
Victoria, V8W 3E1, Phone 387-5925.

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Dorothy Sage, Secretary to the Minister
J. P. Taylor, Deputy Minister
C. H. L. Woodward, Inspector of Municipalities
G. C. Harkness, Assistant Deputy Minister
T. F. Moore, Assistant Deputy Minister
G. E. Whelen, Senior Advisor, Legislative
Policy
J. E. Stephens, Education and Information
Officer
F. J. Thompson, Investigations Director
J. McDonald, Investigations Officer

Central Services Branch

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L. J. Seminiuk, Comptroller
D. A. Swallow, Director of Personnel
M. E. Thomas, Administrator, Downtown
Revitalization

Policy and Research Branch

K. MacLeod, Executive Director
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G. Paget, Policy Analyst
R. T. Cubbon, Research Officer
R. Ghosh, Policy Analyst
C. Halbert, Policy Analyst

Administrative Services Branch

J. G. Callan, Executive Director
A. R. Clarke, Senior Administrative Officer
N. A. McCrimmon, Senior Administrative
Officer
A. O. Ferguson, Senior Administrative Officer
W. J. Larter, Administrative Officer
D. Conway, Administrative Officer
B. Tabor, Administrative Officer
D. Blake, Administrative Officer

Financial Services Branch

H. G. Topham, Executive Director
A. J. Tamblin, Senior Financial Officer
W. E. Ballard, Financial Officer
H. L. Clarkson, Financial Officer
W. E. Eurchuk, Financial Officer
N. D. Goldie, Financial Officer
K. C. Jolley, Financial Officer
J. H. MacDonald, Financial Officer
R. I. Rounds, Financial Officer

Planning Branch

E. Karlsen, Executive Director
E. Cull, Director, Urban Planning
C. Hawksworth, Director, Strategic Planning
B. S. Jawanda, Senior Planning Advisor,
Professional Services
W. J. Tassie, Senior Planning Advisor,
Program Services
R. Addison, Senior Planner, Legislation
M. Fumalle, Senior Planning Co-ordinator,
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T. Maftchuk, Senior Policy Planner, Resource
Settlement Impacts
A. L. Quin, Senior Policy Planner, Regional
Planning
B. Heayn, Policy Planner, Regional Planning
L. V. Luchin, Regional Director, Vancouver
Island
G. Tonn, Regional Director, Northern Regions
P. Ostergaard, Senior Planning Co-ordinator,
Northern Regions
E. Levesque, Regional Director, Central
Interior
B. Chambers, Regional Director, Okanagan
C. Gibson, Senior Planning Assistant
R. Lee, Senior Planning Assistant

Engineering Branch

A. MacTaggart, Director
W. Worobets, Liaison Engineer

Building Standards Branch

J. Currie, Director
B. Emmett, Building Standards Officer
D. McDonald, Building Standards Officer
J. Moore, Building Standards Officer
J. Robertson, Building Standards Officer
W. Smith, Building Standards Officer
B. Vanderboor, Building Standards Officer

Islands Trust

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John Rich, Chairman
Gordon Wallace, Vice-Chairman
Mike Humphries, Vice-Chairman
Tony Roberts, Manager/Planner
David Morris, Chief Planning Officer
Mary Lee, Administrative Officer

Introduction

The Ministry of Municipal Affairs, in its role as an official liaison between the municipalities and regional districts and the Government of the Province of British Columbia, has continued, during the past year, in pursuing the following objectives:

- ensuring the existence and operation of a system of financially healthy local self-government consistent with democratic principles and provincial policies
- provision of a legal and policy base for the structure and content of local government
- provision of financial and administrative advisory resources in support of local government operations
- co-ordination of the planning and regulation of land use for settlement
- maintenance of liaison with senior government institutions whose activities or policies affect local government.

Once again, shields were awarded to the following categories of local government for improving the participation by voters in their municipal elections in the Fall of 1981:

Cities &		
Towns	Revelstoke	88.00%
Districts	Stewart	79.55%
Villages	Harrison Hot Springs	86.18%



Municipal Administrative Services Branch

Responsibilities

The Administrative Services Branch reviews municipal bylaws for substance and form, co-ordinates references to other agencies where required, and prepares recommendations for approval by the Minister or the Inspector of Municipalities. The Branch also evaluates information and prepares documentation on such matters as boundary extensions, regional district functions and improvement district administration.

Advisory services are also provided to local and regional governments.

In this area Administrative Services staff carried out 77 field trips in response to municipal and regional district activities and 24 trips on improvement district activities. Due to staff cuts and budget restraints, field trips which in the past have been made to every municipality and regional district at least once a year were reduced somewhat in 1982 from those carried out in previous years.

New Incorporations and Other Changes In Local Government Structure

As a result of the local government restructure study undertaken in the Vanderhoof area, the Minister of Municipal Affairs directed that a poll be held on the question of the incorporation of the area as a district municipality. The result of the poll was affirmative and by Letters Patent issued on October 21, 1982, the District of Vanderhoof was incorporated effective December 31, 1982.

Two other polls were held at the direction of the Minister of Municipal Affairs in Genelle and Sicamous. Studies had been undertaken in both areas by local municipal incorporation committees who had recommended to the Minister that polls be conducted on the question of incorporating each area as a village municipality. The results in both cases were negative.

Reviews continued into the restructure of local government in the Parksville and Qualicum Beach area, including portions of the French Creek area, and also in the Fort St. John and Nakusp areas. A study of local government restructure at Osoyoos was discontinued.

Studies on the feasibility of incorporation continued in Canal Flats, Barriere, and the University Endowment Lands, and new studies were commenced in the Coombs-Hilliers area, Gabriola Island and Radium Hot Springs. Incorporation studies in Christina Lake and Pender Harbour were discontinued.

The Village of Port McNeill had its status changed to that of a Town municipality by Letters Patent issued and effective on April 17, 1982.

Municipal Boundary Revisions

Supplementary Letters Patent were issued during 1982 authorizing 23 extensions and/or revisions in boundaries for 20 municipalities. The municipalities affected, together with the resulting adjustments in area and changes in population, are indicated in Table 1. A local census is taken in the extended area and added to the original population established under the 1982 census in order to arrive at a new municipal population following extension. (See Table 1—Municipal Boundary Revisions—1982.)

Bylaws Approved by the Minister

During 1982, 717 bylaws were considered and approved by the Minister, as follows:

Municipalities	Total	
Abandonment and vesting of highways	65	
Water, sewer and electricity rates	195	
Appointment of members to Municipal Boards of Variance	34	
Other municipal requirements	304	598
<i>Regional Districts</i>		
Appointment of members to Regional Boards of Variance	16	
Building	22	
Other regional requirements	81	119
		<u>717</u>

Bylaw Registrations

Bylaws in this category were examined for compliance with various provisions of the *Municipal Act* and other statutory authority.

Villages	704
Districts	37
Regional Districts	35
Improvement Districts	595
Total	<u>1,371</u>

In addition, 33 bylaws of the Resort Municipality of Whistler were given approval.

Orders In Council

The Lieutenant Governor in Council approved 163 Minutes of Council. Sixty of these related to regional districts, 64 to improvement districts, 23 were for municipal boundary alterations, and 16 for miscellaneous purposes.

Regional District Activities

During 1982, activities of all regional districts continued at the same pace of the previous two years with the granting of 35 new functions to the 28 regional districts.

In addition, 25 supplementary Letters Patent were issued amending existing functions, which included alterations to cost apportionment formulas and mill rate limitations, increases in authorized borrowing for various capital projects and the addition of member municipalities. Also, as a result of the 1981 census, supplementary Letters Patent were issued amending the voting unit in five regional districts.

Specified Areas

Twenty-seven specified areas were established in 1982. Of these areas, 12 were by petition and 15 after property owners voted for the proposal. In addition, amendments to boundaries of 24 specified areas already established were completed.

Before regional government was introduced, community services administered locally in non-municipal areas were provided through the incorporation of improvement districts. New local service needs for non-municipal areas (with the exception of water, irrigation and dykes) are now almost all provided and financed by regional districts.

Many of the specified areas have been established adjacent to municipal boundaries. As demand for further services develops, the trend will be toward the incorporation of these areas within present municipal boundaries. Isolated specified areas will probably retain their non-municipal status.

Certificates of Approval

As follow up to approval of loan authorization bylaws, 174 certificates of approval were issued to loan authorization bylaws and Municipal Finance Authority resolutions. Also, to support Municipal Finance Authority borrowing carried out in 1982, 238 certificates of approval for security issuing bylaws were issued.

Improvement Districts

The Ministry presently administers 309 improvement districts incorporated under the *Water Act* and *Municipal Act*. Two hundred and fifty-one of the districts have waterworks or irrigation as their main function, but may also provide such services as fire protection, street lighting, parks and playgrounds, community halls, sewers, garbage collection, dyking, drainage and cemeteries. A further 32 districts provide fire protection as their main object, with an additional object of street lighting in some instances.

Fourteen new improvement districts were incorporated in 1982 for waterworks, fire protection, drainage and dyking or related purposes, and 13 improvement districts were dissolved; 2 of these became specified areas of regional districts. The majority of improvement districts incorporated were for the purpose of taking over private water systems installed by developers under the *Public Utilities Act*. As these utilities were developed for the purpose of subdivision of land, the improvement district concept has proven a viable alternative once the development is complete. Supplementary Letters Patent were issued during 1982 authorizing extensions and/or revisions in boundaries for 27 improvement districts; of these, four amendments authorized additional objects, one amendment authorized deletion of an object, four amendments revised the date of annual meetings, and a receiver was appointed for one improvement district. The remainder dealt exclusively with boundaries.

The Inspector of Municipalities registered 595 bylaws on behalf of improvement districts and administrative staff made 24 field trips to attend both public meetings and meetings of improvement district trustees dealing with administration, finance and regulatory matters.

Municipal Financial Services

Responsibilities

The Financial Services Branch assists in the maintenance of local government financial stability by providing advice on all aspects of municipal finance including current and long-term budgetary requirements and capital financing. In addition, local government long-term capital financing proposals, all of which require the approval of the Inspector of Municipalities, are reviewed by the Branch.

Developments

During 1982, the Branch provided advice to the staff of municipalities and regional districts to assist them in meeting the requirements of the *Municipal Expenditure Restraint Act* which limited the 1982 operating expenditures of local governments to an increase of 12% over 1981. Seventy-two municipalities and regional districts made submissions for specific exceptions from the restraint program owing to extraordinary or unforeseen circumstances. All submissions were analysed by the Branch in order to make recommendations to the Inspector of Municipalities.

In addition, the Branch visited 15 municipalities and regional districts to review financial procedures and current problems related to budget, finance and audit matters, and participated in 9 restructuring-incorporation studies.

The following sections present selected financial statistics for municipalities and regional districts.

Assessment

The major revenue source for municipalities in British Columbia is the real property tax. The growth in assessed values of real property and revenue from taxation of these properties over the past 18 years is illustrated in Table 2. It should be noted that revenue from this source of taxation in 1981 totalled

\$1,402,000,000. Of this total, \$656,155,000 represented taxation for general municipal purposes, and \$745,845,000 for school purposes.

As a result of the continuing rapid growth in the urban communities, it is anticipated that proceeds from real property taxation for school and general municipal purposes in 1982 will reach \$1,570,000,000. This represents an increase of approximately 84% over the revenue of five years ago. The total assessed values actually taxed for school purposes in the Province in 1982 amounted to \$21,250,000,000, an increase of approximately \$4,464,000,000 over 1981. Of this amount \$16,866,000,000, approximately 79%, represented assessed values in the City, District, Town and Village municipalities.

Tax Collection

The tax collection picture in municipalities is considered to be the primary indicator of an efficient administration as well as the ability of the taxpayer to meet the municipal tax levy promptly. In 1981, tax collections were approximately 96% of the levy, down slightly from 1980.

Although economic factors may have contributed substantially to the excellent record of tax collection, municipal treasurers and collectors are to be congratulated for their continued effort in maintaining this high rate of tax collection.

For 1981 data, see the Ministry publication, *Municipal Statistics, 1981*.

Revenues and Expenditures

The 1981 audited financial statements indicate that British Columbia municipalities and regional districts continued to maintain a favourable financial position. Gross revenues from all sources (including collections for other governments) during 1981 equalled \$2,281,000,000 representing an increase of \$424,000,000 over 1980.

The major revenue sources, with comparative figures for 1980, were as follows:

	1981 (\$ Millions)	1980 (\$ Millions)	Increase (\$ Millions)
General Municipal Taxation	657	553	104
School Taxation	747	590	157
Contributions, Grants & Subsidies	313	258	55
Revenue from own sources	564	456	108
	<u>2,281</u>	<u>1,857</u>	<u>424</u>

The home-owner grant increased by \$6,000,000 in 1981 to a total of \$216,000,000. When this is offset against the school tax levy of \$747,000,000, a balance of \$531,000,000 remains to be borne by the property owner.

The major expenditure items incurred during 1981 with comparative figures for 1980 were:

	1981 (\$ Millions)	1980 (\$ Millions)	Increase (\$ Millions)
General Government	151	123	28
Fire Protection	115	93	22
Administration of Justice	145	121	24
Public Works	147	129	18
Sanitation and Waste Removal	76	66	10
Social Welfare	33	31	2
Recreation and Culture	167	142	25
Education	747	590	157
Debt Charges	195	164	31
Capital Expenditures from Revenue	153	113	40
Other*	352	285	67
	<u>2,281</u>	<u>1,857</u>	<u>424</u>

* Includes public health, utilities, and contributions to reserves and other funds.

Reserves and Surplus

The total statutory reserves, operating reserves and surplus held in all municipalities' accounts was \$876,000,000. This represents 57% of municipalities' and regional districts' total revenue, excluding school taxes. Of this total, \$600,000,000 is held in liquid form or in investments authorized by statute. A portion of the surplus is represented by arrears of taxes and other receivables.

Statutory reserve funds of municipalities and regional districts have again shown an increase over the previous year. At the end of 1981 these funds, held for a variety of purposes, amounted to \$311,000,000, an increase of \$90,000,000 over the previous year. This increase allows for approximately \$77,000,000 being spent on capital works from reserve funds during the year 1981. The amount held in these reserve funds has increased from \$76,000,000 in 1974 to the current figure of \$311,000,000, an increase of 309%.

Capital Programs

The value of capital projects undertaken during 1981 by municipalities amounted to \$908,000,000. Of this total program, work to the value of \$640,000,000 was completed during the fiscal year, leaving a balance in progress of \$268,000,000 at the year-end. In the total capital program municipalities were able to provide \$153,000,000 from current general sewer and utility operating funds, \$77,000,000 from reserve funds and approximately \$52,000,000 from grants-in-aid from the Provincial and Federal Governments. The balance of the amount expended was financed by debenture loans, temporary bank loans, and other methods of financing. For additional information, see the Ministry publication, Municipal Statistics, 1981.

Summary of Five-Year Capital Expenditure Programs

The programs submitted by municipalities and regional districts during 1982, and covering

the five year period ending 1986, continued to provide useful information and guidance, not only to the local government bodies involved, but also to the Ministry, other levels of government and various financial institutions. Review of these submissions and the constructive criticism offered by the Ministry, where necessary, has led to consistency in program format proving beneficial to all concerned.

A summary of the Capital Expenditure Programs by year is provided in Table 3. Included in the "General" heading under "Classification of Expenditures" are all capital expenditures for roads, sidewalks, public buildings, recreational facilities, land, and other capital projects not related to water or sewer systems. As in the past, municipal councils are attempting to finance a large portion of their capital works out of current operating and reserve funds, although the availability of Federal-Provincial loans and the infusion of capital funds via specific purpose grants have had a direct effect on this policy.

Borrowing

During 1982, Councils and Regional Boards continued to meet a substantial demand for municipal services, and 179 loan authorization bylaws were approved by the Inspector of Municipalities and subsequently adopted by the local governing body providing the service. Borrowing of \$235,981,919 (Cdn) as summarized in Table 4 is \$75,625,761 more than was authorized in 1981. The additional borrowing is mainly for sewer, drainage and road improvements. Completion of the various projects authorized will be phased over a number of years, and the demand for funds will follow the pace of construction. Included in the authorized borrowing is \$4,869,954 in short-term loans which, under the *Municipal Act*, are subject to a per capita limitation.

The Inspector of Municipalities is not required to approve the borrowing of the City of Vancouver and the Metropolitan Water and

Sewer Boards. Such borrowing is, therefore, not included in Table 4.

Preliminary borrowing of an estimated amount of \$5,446,675 was approved for local improvement works. A number of municipalities have established special improvement funds to finance local works; these have not been included in the figure for preliminary borrowing approval.

At December 31, 1981, debenture debt of \$39,357,881 was guaranteed by the Province under the *Municipal Act* (debt assumed from improvement districts by municipalities, formerly issued under the *Improvement Districts Assistance Loan Act*), the *Municipalities Aid Act* and the *Greater Vancouver Sewerage and Drainage District Act*.

	\$
Municipalities and Regional Districts* (excluding Vancouver)	12,711,811
Vancouver	336,000
Greater Victoria Water District	87,000
Greater Nanaimo Water District	468,000
Greater Vancouver Water District	10,283,000
Greater Vancouver Sewerage and Drainage District	15,472,000
	39,357,881

* For detail, see the Ministry publication, *Municipal Statistics*, 1981.

Total debenture debt as at December 31, 1981, of all municipalities and regional districts, including the City of Vancouver, was \$1,481,259,349. For details see the Ministry publication, *Municipal Statistics*, 1981.

The percentage of current revenue expended to service debenture debt (excluding debt for water and other utilities) decreased to 6.55 per cent in 1981 from 6.99 per cent in 1980. The debenture debt of water and other utilities is serviced almost entirely by consumer charges and frontage taxes.

Indices Indicating the Historical Relationships Between Population, Personal Income and Local Government

Year	Population	Total Revenue ¹	Building Permits	Debenture Debt	Maximum Values Taxable	Total B.C. Personal Income
1961	100	100	100	100	100	100
1973	153	383	602	157	286	353
1974	160	436	614	175	345	412
1975	173	525	794	217	364	497
1976	156	618	571	254	375	588
1977	163	666	843	306	396	677
1978	167	752	802	328	476	740
1979	170	827	1,060	366	512	840
1980	177	1,039	1,422	413	570	988
1981	180	1,276	1,713 ²	455	693	1,146 ²

¹ Includes general municipal revenues, collections for other governments and revenues of regional districts and utilities.

² Preliminary figures.



Planning Branch

Responsibilities

The Planning Branch prepares, advises on and supports programs and procedures for settlement, land-use planning and related development controls. Branch activities address the settlement planning interests of local government as well as the Provincial Government. The Branch is comprised of four sections: Strategic Planning, Urban Planning, Program and Professional Services and Regional Operations (with offices in Prince George, Kamloops and Penticton).

Strategic Planning

This section is responsible for broad settlement analyses, major project impact assessment review, participation in regional and sub-regional planning projects and the development of planning policies and procedures for various forms of settlement, such as resorts. This section works closely with the Ministry's Policy and Research Branch and other service ministries such as Education, Health, and Industry and Small Business Development, to advise resource ministries and developers on the effect of major projects on community development. The section is responsible for preparing Ministry settlement planning goals and objectives and for ensuring that these are considered in the application of other Ministries' programs.

Urban Planning Section

Planners in this section are responsible for liaison, co-ordination and advisory services for the metropolitan areas of the Lower Mainland and Capital Region. They are also involved in the preparation of draft planning legislation, development of guidelines for community and settlement plans, and policies for special planning and development problems, such as floodplains, urban fringe areas and Agricultural Land Reserves.

The Technical Services staff in this section prepare new composite base maps for local government; maps and graphics for planning projects; legal descriptions for local government boundary changes and large-scale base mapping. They also respond to requests by local governments for information on provincial mapping and air photographs.

Program and Professional Services

This section participates in the preparation of procedures and models for local government land use planning and regulation. It is also responsible for processing bylaws submitted to the Planning Branch for approval by the Minister or registration by the Inspector of Municipalities. Staff provide local government, especially smaller communities, with technical planning assistance. Members of this section are also regional co-ordinators for two regional districts.

Regional Operations

The regional offices are responsible for advising local government during the preparation and amendment of land-use plans and regulatory bylaws, as they affect matters of direct interest to the Province. Regional planning staff advise on the acceptability of these plans and bylaws before submission to the Minister or Inspector of Municipalities. They represent the Ministry on technical planning and advisory committees based in the regions, review impact assessment submissions and take part in provincial planning studies and programs, as co-ordinators if there is a primary settlement interest, or as participants in another Ministry's planning program.

Activities

Regional office staffing was completed for the Prince George, Kamloops and Penticton offices. Staffing of the Cranbrook office was deferred as part of the Government's restraint measures. Headquarters staff in the Strategic Planning Section maintained the programs for southeastern British Columbia during 1982.

Staff assisted with the development of Bill 72, the *Land Use Act*, which was tabled in the Legislature in July. Work was commenced on the preparation of supporting material for this proposed legislation including a procedures manual, model land use bylaw and a revised guide for the preparation of 'official plans'. Following a decision to introduce amendments to the *Municipal Act* rather than proceed with a new Act, work continued on drafting these amendments and supporting material.

A Guide to the Relationship between Agricultural Land Reserves and Local

Government Plans and Bylaws was published in co-operation with the provincial Agricultural Land Commission.

The conditional Planning Grant program under the *Revenue Sharing Act* supports regional district and municipal planning activities. In 1982 the Minister approved \$726,487 for regional district and \$1,349,369 for municipal planning work.

During 1982, 695 'land use' plans and bylaws were approved by the Minister as follows:

<i>Municipalities</i>	Total
Flood plain authorization (<i>Municipalities Enabling & Validating Act</i> , Section 187)	175
<i>Regional Districts</i>	
Official Settlement Plan, Zoning and Subdivision	493
<i>Islands Trust</i>	
Various bylaws relating to land use	27
	<u>695</u>

In addition to advising on the plans and bylaws, Planning Branch staff also provided advice to the Inspector of Municipalities on land use plans and bylaws submitted for registration by Villages.



Central Services Branch

Responsibilities

Central Services is responsible for the coordination, provision and maintenance of support services for statutory programs. The branch comprises the Office of the Comptroller, Financial Administration, which provides accounting, payroll, budget preparation and financial reporting services for all Ministry programs, and Personnel Services which meets personnel requirements such as classification review, labour relations, recruitment and staff development. The branch also administers grants and special programs such as the Downtown Revitalization Program, Revenue Sharing, Local Services to Provincial Property, Home Owner Grant Legislation and Transit Services. These programs are designed to assist the capital and operational requirements of local governments; they represent approximately 98% of the Ministry's annual expenditure. The branch manages the physical plant of the Ministry, with Office Services providing facilities, computer systems, office supplies and equipment co-ordination and management.

Financial Administration

Responsibilities

The Ministry Comptroller is responsible for the accounting and fiscal control functions within the Ministry.

The Accounting Section processes all Ministry revenues and expenditures and prepares financial reports for each Ministry program. The Section is also responsible for the preparation of the Ministry estimates of expenditure and provides various services to program areas in support of this activity.

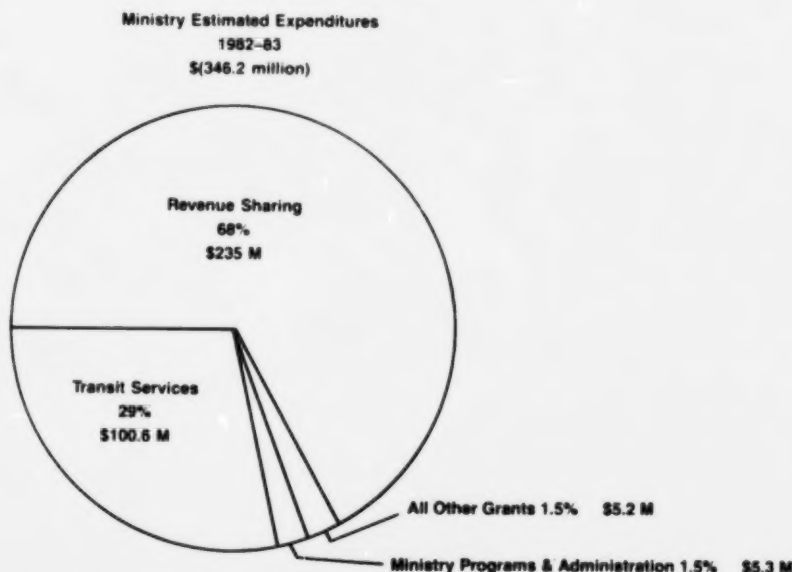
In addition to the provision of financial support services for the Ministry's programs, the Section also administers:

- extensive statutory grant programs such as Revenue Sharing, Home Owner Grant and Municipal Aid;
- the Municipal Commercial Vehicle Licence Program;
- operating subsidies for urban and interurban transit programs;
- various other general grant programs.

Developments

The financial policies introduced with the *Financial Administration Act* S.B.C. 1981, are essentially in place within the Ministry. During the forthcoming fiscal year, the Section will produce a "Financial Policies and Procedures Manual" which will serve to formalize these Ministry policies.

Other future developments include the investigation and assessment of micro-computer financial applications within the Ministry.



Personnel Services

Responsibilities

Services provided by the Personnel Office to the staff and management of the Ministry include employee and labour relations, salary and other compensation systems, union contract interpretation and administration, recruitment and staff development, work performance evaluation and organizational and manpower planning.

Developments

Maintenance activities for 1982

Vacancies filled	25
Promotions within	4
Reclassifications	9
New Employees	14
Position conversions	5
Resignations/Transfers	11

Other developments include re-organization of the Financial and Administration Services Branches. This resulted in recognition of the improvement district sections. The local government investigation section within the office of the Inspector was finalized. The major initiative for the year was in the staff training and development field. Employees were supported in their application for night and correspondence courses as well as specific skill training, professional supervisory and manager development courses.

Revenue Sharing

Provisions of the *Revenue Sharing Act*, effective April 1, 1978, replaced the existing \$34.00 per capita grant under the *Municipalities Aid Act*, as well as the interim revenue sharing program. Under the revenue-sharing formula the annual combined dollar yield of 1 personal income tax point, and 1 corporate tax point, 6% of renewable resource, non-renewable resource and sales tax revenue is distributed in the form of municipal and regional district grants. Sewerage assistance, local government restructure and utility undergrounding grants were introduced in 1982. The basic municipal grant amount and funding basis was modified this year as well.

Grants are distributed as follows:

1. The basic municipal grant is up to a maximum \$60,000 depending on size and fiscal capacity. Supplementary basic grants are also available for municipalities with populations below 2,500.

2. Water and Sewer Facilities Grants are provided by a formula which determines the provincial contribution in relation to municipal debt servicing costs and assessment.
3. The Housing Growth Grant, introduced in 1979, distributes \$10,000,000 in proportion to the number of housing starts in each municipality and regional district.
4. The Municipal Major Road Grants Program provides \$15 million annually.
5. Municipal Planning Grants are available on an approved cost-sharing basis.
6. Administration, Planning and Basic Grants are available to regional districts. The basic grant is \$30,000 per regional district. The administration grant is \$10,000 per regional district. Geography, population and development needs determine the approval of cost-shared planning grants.
7. The Unconditional Municipal Formula distributes assistance according to population, expenditure and tax base.
8. Accelerated Mobile Home Development Grants are available as approved.
9. Local Government Restructure Assistance is available for the creation or amalgamation of municipalities as well as for certain boundary extensions and policing costs.
10. The undergrounding of utility lines grants provides \$300,000 annually to municipalities on an approved cost-sharing basis.

The Revenue Sharing budget for 1982-83 was \$235,000,000. Of this year's budget \$99,277,947 was provided for unconditional grants; water facilities contributions totalled \$24,129,367; sewerage assistance was \$38,434,134 and municipal major road grants were approximately \$13,361,451.

Municipalities received a total of \$209,631,792 as follows:

Category	Total Grants
Cities	\$ 81,172,466
Districts	88,160,858
Towns	5,650,991
Villages	11,699,094
Regional Districts	8,113,092
Subtotal	194,796,501
1981/82 Accruals	(5,500,000)
1982/83 Accruals	3,335,291
Social Assistance	17,000,000
Total	<u>\$209,631,792</u>

Neighbourhood Improvement Program

The Neighbourhood Improvement Program was continued during 1982. Forty-three municipalities took advantage of the program involving 66 neighbourhoods. Funds totalling \$10 million were provided to these projects over the life of the program. This joint municipal/provincial/federal program has been completed and all committed funds claimed and spent.

Municipal Commercial Vehicle Licence Program

One hundred and twenty-six municipalities participated in the Municipal Commercial Licence Program during the 1982-83 licence year. Sales of vehicle plates under this program, which is administered by the Ministry on behalf of the municipalities, generated \$813,432 in revenue during the year. After payment of incidental expenses these funds will be distributed to participants on a per capita basis. The municipalities issued 56,659 licence plates during the year under review.

Downtown Revitalization Program

The Downtown Revitalization Program was introduced in 1980. The sum of \$25 million was committed through the *Special Funds Act 1980* to assist municipalities in rejuvenating their business cores.

Through grants and low interest loans, the Program brings together merchants, municipal councils and provincial agencies to undertake concept plans, marketing strategies and street beautification works aimed at revitalizing downtown cores.

Six forms of financial assistance are available under the program:

1. Start-up Grant—\$5,000 grant to initiate concept plans and initial works.

2. Design Advance Loan—\$10,000 loan advance for detailed working drawings and cost estimates.
3. Capital Improvement Loan—75% of capital cost loan to undertake projects.
4. Facade Improvement Grant—a grant of 20% of costs, up to a maximum of \$200 per metre, to improve shop fronts.
5. Promotion Aid Grants—a 25% grant determined by formula to assist merchants to organize and promote the downtown business area.
6. Special Area Loan—If a municipality decides that the revitalization project is beyond the scope of the financial assistance provided under the program, the Ministry may designate the project as a special area warranting alternative funding sources and formula.

In 1982 an additional 12 municipal areas were designated for revitalization, bringing the total to 94 since program inception. Of this total number, 13 areas received \$65,000 in Start-up Grants this year. To date, 87 areas have received Start-up funds amounting to \$435,000 for the preparation of concept plans and drawings.

During 1982 Capital Improvement Loans totalling \$1,238,630 were approved by the Ministry for projects completed and eligible for loan assistance of up to 75% of estimated costs. Design loans were also approved totalling \$100,000 to assist areas in finalizing project working drawings and costing.

Twenty-two municipal areas received \$238,860 in Facade Improvement Grants during the year to assist store owners with improving their store fronts. Also, \$189,818 was paid out in Promotion Aid Grants to aid downtown merchants in the formation of associations and the promotion of their business area.



Policy and Research Branch

Responsibilities

The branch provides policy support and research services to the ministry. This function requires the development of briefs, working papers, reports and submissions to assist the ministry in developing and adjusting its policies and programs to suit changing needs and circumstances.

The branch's policy responsibilities comprise:

- urban systems policy (the social, physical, financial and organizational aspects of urban development)
- community development policy (the impact of provincial policies and programs on individual communities)
- program design and evaluation
- local government finance policy (tax and fiscal impact analysis)
- local government organization and development policy
- intergovernmental and inter-ministry policy

The branch's research role covers general and specific topics. It embraces sponsorship and support for urban-focused research, including theoretical research undertaken to establish a sound basis for future policy development. It also involves the provision of research resources to the ministry as a whole, in support of specific projects or the introduction of new programs.

Developments

In 1982 the branch's work included participation in, contributions to or support for the following endeavours:

- revision of the Home Owner Grant manual
- revisions to the *Revenue Sharing Act*, regulations and programs
- fiscal studies in the Highland Valley
- the boundary extension task force
- the joint and ministerial task forces on property taxation
- a rural subdivision study
- a study of growth in the Capital Regional District
- the Pacific Rim Metropolitan Conference
- the Task Force on Mining Communities
- the Northwest Economic Opportunities Report
- various major project reviews
- provincial resource community services

Grants Programs

The Branch continued its responsibility for calculating the size and intermunicipal distribution of the unconditional grants program under Revenue Sharing. A special computer program and yearly population estimates developed by the Central Statistics Bureau in consultation with the Branch are used for this purpose.



New Legislation

The *Municipal Expenditure Restraint Act* was adopted. It empowers the minister to set an upper limit on municipal and regional district expenditures. Statutory authority for the Inspector of Municipalities to grant exceptions is also provided.

The *Revenue Sharing Act* was amended to authorize grants for sewer facilities, restructures and utility burial. Technical amendments affecting fund definition were also adopted.

As usual, many provisions of the *Municipal Act* were changed for technical reasons.

These provisions covered agreements with Indian Bands, interest on taxes in arrears and delinquent, the quashing of regional district bylaws and the taxation of utility companies. Other relatively minor amendments or additions were made to the *B.C. Transit Act*, the *Home Owner Grant Act* and the *Municipalities Enabling and Validating Act*.

In consultation with municipal officials and representative groups, ministry staff continued to examine various aspects of the *Municipal Act* with a view to the eventual submission of technical recommendations for amendments.



Education and Information Services

Responsibilities

The Education and Information Office is responsible for the production, publication and distribution of a variety of Ministry information material. Various press releases and information circulars dealing with Ministry policy, grant distribution and bylaw approvals are also prepared and distributed from this office. A major responsibility of the Education and Information Officer is that of liaison with the Municipal Officers' Association of British Columbia, the Union of British Columbia Municipalities and local government with regard to educational programs for municipal officials. As Secretary to the Board of Examiners, the Education and Information Officer administers both the Board of Examiners Certification Program, and the Union of British Columbia Municipalities Commemorative Scholarship/Fellowship Program offered by the Ministry.

Developments

Board of Examiners

The Board of Examiners is established under Section 879 of the *Municipal Act*. It is comprised of three members appointed by the Lieutenant Governor in Council on the recommendation of the Minister. The members nominated for appointment are, one each, from the Union of British Columbia Municipalities, the Municipal Officers' Association of British Columbia and the Minister. The keeping of the records of the Board is the responsibility of the Inspector of Municipalities.

The Board of Examiners Regulations were amended in 1982 and two new types of certificates were authorized. Certificates are now being issued as Senior Certificates in Municipal Administration and Intermediate Certificates in Municipal Administration. Requirements for certification remain the attainment of a recognized level of academic qualification, together with the appropriate amount of experience in local government. The previous designations of Senior Finance, Senior Administration and Junior Administration have been eliminated, but certificates issued in those designations remain valid. In 1982 the following certificates were awarded:

Senior Administration	4
Senior Finance	1
Junior Administration	3
Senior	4
Intermediate	8

(As the Regulations were amended late in the year a limited number of applications were processed.)

The U.B.C.M. Commemorative Scholarship/Fellowship Program was established to commemorate the 75th anniversary of the Union of British Columbia Municipalities and provides financial assistance to persons working in local government in the Province who wish to upgrade their professional skills through enrollment in post-secondary courses of study and/or attendance at workshops or seminars relating to local government administration.

Thirty-two scholarships were awarded during 1982. These awards totalled nearly \$25,000 and were given to people working at various levels in local government throughout the Province. Courses of study included the University of Victoria Diploma in Public Sector Management, the Banff Centre Municipal Management Development session, Malaspina College courses, Masters studies at Simon Fraser University, Institute of Chartered Secretaries and Administrators courses, various accounting courses and others.

Municipal Administration Education Council

In acting as the Secretary of the Municipal Administration Education Council of the Municipal Officers' Association of British Columbia, the Education and Information Officer, during the past year, co-ordinated several workshops and seminars on various aspects of municipal administration for presentation to the six regional chapters of the Municipal Officers' Association. In co-operation with the Municipal Officers' Association, the Board of Examiners and the Ministry, the Education Council began preliminary development for a Municipal Administration Training Institute to be held in the summer of 1983.

Investigations

(Office of the Inspector of Municipalities)

Responsibilities

The Investigations Section under the Office of the Inspector of Municipalities was established during the current year. Principally the basis for this action was to provide a central unit to address the various complaints against local governments by those aggrieved primarily over perceived procedural failings at that level. Inherent in this activity is an increased awareness and commitment to ensure that a significant improvement in the level of fairness in the adjudication of complaints is sought and achieved.

Developments

In this initial year, 140 formal complaints were registered of which some 40 were still outstanding at year end. In addition a number of issues were dealt with and resolved without the necessity of correspondence or formal registry. The majority of instances involved four principal areas; zoning and land use, building

regulations, bylaw enforcement, and council powers and procedures.

The Ministry was generally encouraged by the cooperation accorded the Inspector's efforts in seeking resolution of the submissions, considering that these initiatives primarily involve situations in which positions have already been established. There remains, however, occasions where less than completely fair adjudication was possible and such will need careful examination from both an administrative and legislative point of view to determine whether or not action in these areas is needed to enhance the responsiveness of local government. This will be an important adjunct to the ongoing primary efforts of the Investigations Section.

The Inspector's Office looks forward to a continued high level of cooperation in the process of assisting individuals to achieve satisfactory resolution of their conflicts with local government administration.



Building Standards Branch

Responsibilities

The Branch provides a complete technical advisory and support service on the use and application of the Provincial Building Code and related standards. This service includes an evaluation of any changes proposed to the Building and Plumbing Codes, an assessment of new building and plumbing material submitted for approval for use in the Province, and the development of new codes for specific purposes. The Branch maintains close contact with the federal government and with standards branches in other provinces. Technical advisory service is supplied to other ministries in the provincial government to the general public and all others affected by the Building Code.

Developments

The B.C. Building Code Appeal Board received 104 appeals regarding questions of application, interpretation or approval of alternate material during the year. In addition 72 Branch opinions or approvals were researched in the same period. The telephone advisory service continued to be in demand as a means of settling disputes and problems, which due to time constraints, could not be the subject of the more formal written submissions.

Staff participation in meetings and seminars dealing with building regulations was mainly restricted to activities within the Province due to the prevailing fiscal restraints. The video tape library continued to be in demand by design and inspection groups throughout the Province.

During the year the Branch drafted a revised and more comprehensive edition of B.C.'s Building Requirements for the Physically Handicapped which will be published in the near future. This document required extensive consultation with many interested groups throughout Canada and when published will be the finest document of its type in Canada if not North America. To complement the B.C. Residential Guidelines adopted last year the Branch commenced work on proposed Standards for the Adaptive Reuse of Existing Buildings covering all other types of building conversion. As a basis for consultation with developers, designers, local authorities and the construction industry the Branch published a preliminary proposed standard covering this subject. The feedback obtained for this document will be of great assistance in the preparation of the final standard which is intended to form part of the B.C. building regulations, and which will constitute the most advanced approach in North America to the problem of existing buildings.



Engineering Branch

Responsibilities

The Branch provides engineering support for Ministry programs, and an advisory service to municipalities and regional districts. A close working relationship has been developed with the Waste Management Branch of the Ministry of Environment to ensure that municipalities and the Province get best value for money spent in that field. Water Management Branch continues to provide similar support in the municipal water supply field; especially with improvement districts, where advice and recommendations to our Ministry, and technical support and guidance to improvement districts, are co-ordinated by a liaison engineer in the office of Municipal Affairs.

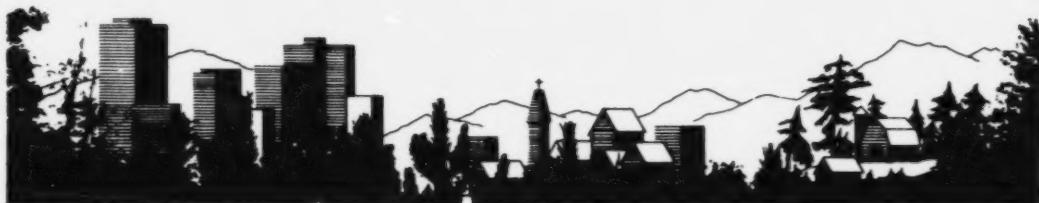
Developments

During 1982, 27 municipal water and sewer projects submitted for approval and assistance under the *Revenue Sharing Act* and *Sewerage Assistance Act* were evaluated

for cost-effectiveness and technical integrity, resulting in considerable economies and improvements being achieved in cooperation with local governments.

Thirty-five reports were prepared on: assessments of water and sewer systems; complaints and servicing problems; and various municipal servicing issues related to land use planning, subdivision bylaws and other legislation.

For improvement districts, the technical aspects of 44 bylaws were examined in 1982 and recommendations were made on 25 requests for release of special trust funds. Fifty-three miscellaneous investigations and reports were made on referrals such as the review of engineering studies and design of proposed water systems and system extensions, supply agreements and system capacity appraisals. The Ministry of Environment also monitored the construction projects of 63 improvement districts that received financial assistance under the 1981 Improvement District Assistance Program.



Islands Trust

Responsibilities

The Islands Trust is an Agency established in 1974 by an Act of the British Columbia Legislature. The *Islands Trust Act* gives the Trust the responsibility of preserving and protecting the unique amenities and environment of the Trust Area for the benefit of the people of the Islands and the Province.

There is a General Trust committee for the entire Islands Trust Area which supervises the operation of the Trust office, and considers land planning matters which affect more than one designated group of islands. Three General Trustees make up the General Trust Committee and they are also members of each Local Trust Committee. The General Trustees are elected from among the Local Trustees.

There is a Local Trust Committee for each of 13 groups of designated islands. The main island in each of the 13 groups is listed below with the bracketed number indicating the number of associated islands.

Bowen (5)	Hornby (2)
Denman (5)	Lasqueti (24)
Gabriola (22)	Mayne (2)
Galiano (10)	North Pender (26)
Gambier (24)	Salt Spring (28)
Saturna (12)	South Pender (2)
Thetis (15)	

Each designated island group elects two Local Trustees, who serve a two-year term. They serve with the General Trustees as members of the Local Trust Committee for that island group. The Committee is responsible for all local planning, e.g., zoning, community plans and local policy.

There are approximately 270 non-designated islands under the jurisdiction of the General Trust.

Activity Statistics

	1981	1982
Local Trust Committee Meetings Held	72	52
General Trust Meetings Held	24	24
Council Meetings Held	4	4
Bylaws Adopted	49	38
Bylaws in Process at Year End	34	35
Subdivision Applications Reviewed	198	149
Rezoning Applications Received	30	16
Crown Lease Applications Received	96	56

Siting Permits for Hornby and Denman	138	101
Agricultural Land Reserve Applications	35	23
Public Hearings Held	16	12
Board of Variance Applications	26	57
Development Permit Applications Received	20	18

Sub-Agencies

Advisory Planning Commissions: 13 have been appointed, mostly after local elections. These Commissions involve 69 residents or owners in addition to the Local Trustees. They advise the Local Trust Committees on planning matters referred to them.

Boards of Variance: 13 Boards of Variance have been set up based on four groups of three persons.

Council: This is an informal quarterly meeting of two days at which all 26 Trustees meet to discuss a wide range of subjects of more than local importance.

Research

Staff research and general studies during the year included the preparation of a report on Tree Farm Certificate land and the compilation of an atlas of the 450 lesser islands in the Trust area. With the help of a University of Victoria Co-op student, staff commenced an inventory of heritage buildings.

General Affairs

General policy is developed by the General Trust with the advice of all Local Trustees, primarily through Council and its committees. The main policy source is the Regional Plan which, after three years of work, was completed in draft in March 1982. Approximately 8,000 printed copies were distributed and considered at 14 public meetings held on the islands and in Vancouver, Victoria and Nanaimo. In the light of public response and further consideration by council, amendments were made and a final plan referred to the Minister for his approval as the Official Regional Plan for the Islands Trust area. This occurred in October. The most dramatic event of the year was the introduction in the Legislature of Bill 72—the *Land Use Act*. It included a provision to

eliminate the Islands Trust. The Bill did not proceed after strong public opposition developed.

Community Planning

The community planning process is largely based on the Community Plans and the implementation of subdivision and zoning bylaws. Official Community Plans and Zoning and Subdivision Bylaws are operating in the 13 main islands. Most work has been related to revisions and amendments.

Finance

The 1982-83 Budget for the Trust is approximately \$453,000. This is partly financed by a 1.5 mill levy in the Trust Area which raised \$224,000. The remainder is provided directly by the Province. The Trust shares some accounting and personnel services with other sections of the Ministry of Municipal Affairs.

Public Involvement

The Trust encourages public involvement in planning for the islands. In addition to the 105 Islanders directly involved in boards, committees and commissions, the public participates at meetings held on the islands and obtains information from newsletters, publications, notices on island notice boards

and newspaper advertisements. The Trust's Zenith number is used extensively. An example of a publication is "The Islands", a Trust newsletter. Two issues were published in 1982.

List of Trustees

Bowen Island	Betty Black, John Rich
Denman Island	Harlene Holm, Glen Snook
Gabriola Island	Nelder Boulton, Jim Tyhurst
Galiano Island	Christa Weiss, Ron Thompson
Gambier Island	Ed Drummond, Ann Rogers
Hornby Island	Boh Helliwell, Carol Martin
Lasqueti Island	Laurence Fisher, Mike Humphries
Mayne Island	Joan Sprague, Ed Williams
North Pender Island	Emile LeBlanc, Gordon Wallace
Salt Spring Island	Leonard Kreissl, David Lott
Saturna Island	John Gaines, Jim Money
South Pender Island	Joan Noble, Bill Norton
Thetis Island	Bill Dickie, Dick Nixon



APPENDIX

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TABLE 1 — MUNICIPAL BOUNDARY REVISIONS 1982

Municipalities	AREA (Hectares)			POPULATION		
	Before	Added	After	Before	Added	After
Cities						
Penticton	4,418.7	27.87	4,446.55	23,181	5	23,186
Port Alberni	1,897.2	16.59	1,913.81	20,032	2	20,034
Fort St. John	1,884.34	46.62	1,930.96	8,964	Nil	8,964
Fernie	1,157.85	477.03	1,634.88	4,639	Nil	4,639
Williams Lake	2,261.89	208.49	2,470.38	9,548	514	10,062
Trail	1,484.82	10.056	1,474.776	9,599	Nil	9,599
(Reduction)						
Districts						
Campbell River	13,468.48	129.44	13,597.92	16,213	Nil	16,213
Campbell River	13,597.92	10.26	13,608.18	16,213	Nil	16,213
Tumbler Ridge	150,407.60	4,465.87	154,873.47	5	Nil	5
Vanderhoof	1,254.12	4,508.81	5,762.93	2,323	1,583	3,906
(Reincorporation)						
Towns						
Port McNeill	687.2	129.42	816.62	2,474	Nil	2,474
Villages						
Pemberton	250.6	39.75	290.35	296	Nil	296
Pemberton	290.35	38.69	329.11	296	5	301
Gibsons	477.1	20.86	497.92	2,076	10	2,086
Lumby	501.2	7.52	508.76	1,081*	Nil	1,081
Lumby	508.76	6.09	514.85	1,266†	Nil	1,266
Chase	372.1	5.52	377.63	1,425	Nil	1,425
Ashcroft	830.6	6.257	836.84	2,032	Nil	2,032
Fraser Lake	437.34	47.13	484.47	1,543	Nil	1,543
Warfield	134.92	10.056	144.97	1,969	Nil	1,969
Osoyoos	734.35	96.52	830.87	2,738	9	2,747
Clinton	96.12	25.98	122.10	804	4	808
Resort Municipality						
of Whistler	9,526.2	3,105.27	12,631.50	531	5	536

* 1976 Census.

† 1981 Census.



TABLE 2
GROWTH IN COMBINED ASSESSED VALUES AND TAXES
IN MUNICIPALITIES OF BRITISH COLUMBIA

Year	Gross Assessed Values		Assessed Values Actually Taxed		Tax Revenue
	All Properties	Taxable Properties	School	Municipal	
	(\$ Millions)	(\$ Millions)	(\$ Millions)	(\$ Millions)	(\$ Thousands)
1964	4,118	3,534	2,878	2,295	154,074
1978	12,020 ¹	9,890 ¹	9,890	14,379	949,417
	18,232 ²	14,978 ²			
1979	13,286 ¹	10,867 ¹	10,867	15,453	1,029,000
	19,723 ²	16,108 ²			
1980	14,287 ¹	11,704 ¹	11,704	17,240	1,143,000
	21,741 ²	17,906 ²			
1981	16,258 ¹	13,332 ¹	13,332	20,953	1,402,000
	26,021 ²	21,768 ²			
1982	20,566 ¹	16,866 ¹	16,866	23,543	1,570,000 ³
	29,839 ²	24,547 ²			

¹ School Values

² Municipal Values

³ Estimated

TABLE 3—FIVE-YEAR CAPITAL EXPENDITURE PROGRAMS SUMMARY
BY YEAR FOR ALL MUNICIPALITIES (INCLUDING VANCOUVER)

CLASSIFICATION OF EXPENDITURES

	Water	Sewer	General	Total
	\$	\$	\$	\$
1982	116,809,426	142,597,742	599,605,553	859,012,721
1983	57,858,863	91,206,100	452,403,299	601,468,262
1984	52,127,387	38,083,450	371,868,990	462,079,827
1985	41,446,021	39,402,905	312,246,108	393,095,034
1986	58,280,618	39,377,805	307,180,221	404,838,644
Totals	326,522,315	350,668,002	2,043,304,171	2,720,494,488

PROPOSED SOURCE OF FUNDS

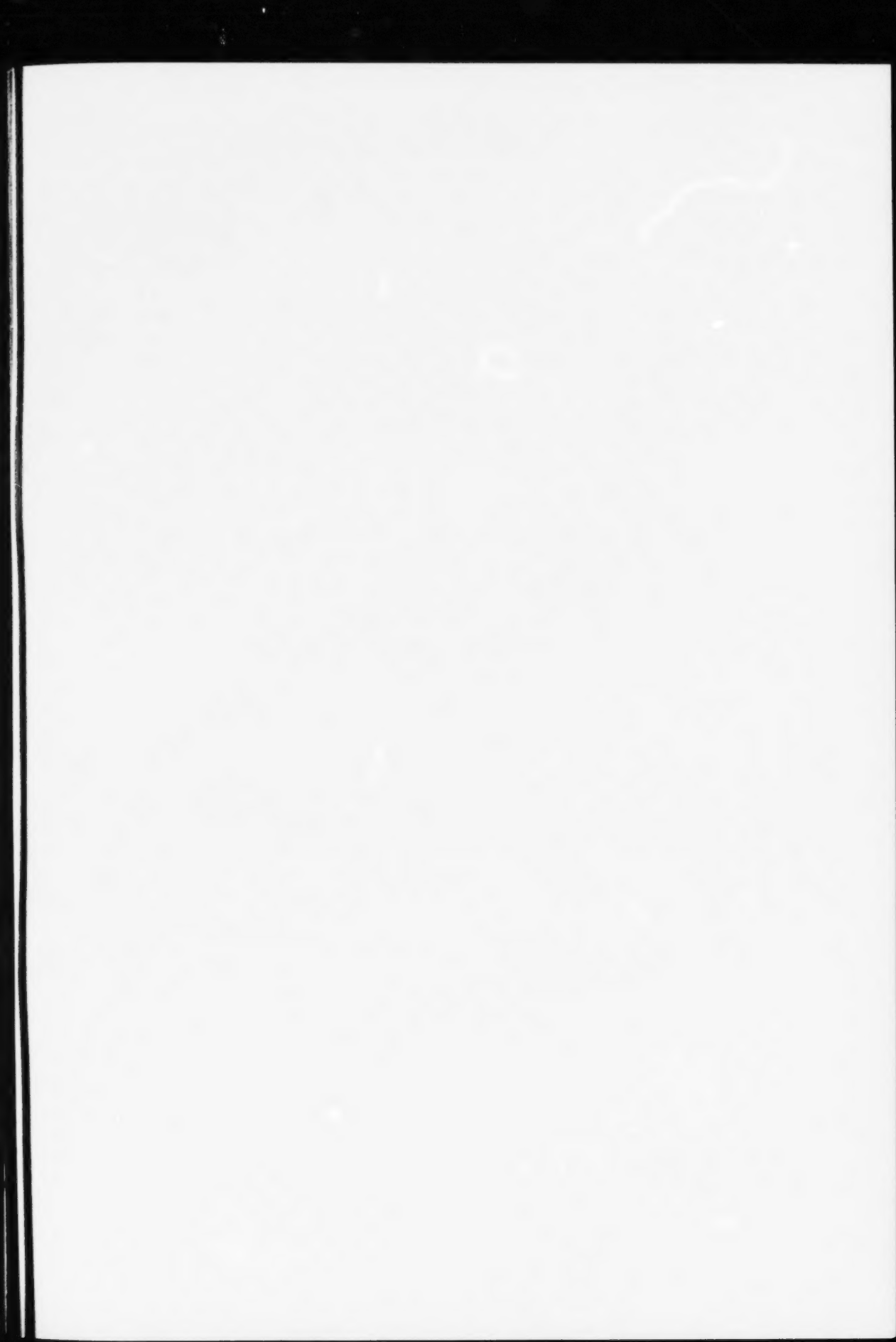
	General Revenue	Grants	Reserve Funds	Prior Years' Surplus	Debenture Sales	Total
	\$	\$	\$	\$	\$	\$
1982	138,813,261	63,057,571	184,357,018	32,392,500	440,392,371	859,012,721
1983	119,836,434	39,859,446	107,112,745	2,539,000	332,120,637	601,468,262
1984	116,252,540	22,094,634	99,570,472	1,632,000	222,530,181	462,079,827
1985	110,686,976	26,253,089	73,210,286	843,000	182,101,683	393,095,034
1986	109,955,709	23,692,010	74,558,667	833,000	195,799,258	404,838,644
Totals	595,544,920	174,956,750	538,809,188	38,239,500	1,372,944,130	2,720,494,488

TABLE 4 — BORROWING AUTHORIZATION, 1982

Purpose	Regional District	Cities	Districts	Towns	Villages	Total
	\$	\$	\$	\$	\$	\$
Waterworks	3,632,300	23,526,630	18,971,811	2,218,900	6,846,600	55,196,241
Sewers	31,841,000	10,273,754	23,703,600	1,887,000	3,411,625	71,116,979
Parks and Recreation	85,000	56,500	18,045,500	945,000	—	19,132,000
Civic Buildings	400,000	4,350,000	5,149,400	—	—	9,899,400
Equipment (including fire protection)	1,218,670	612,200	—	—	60,000	1,890,870
Other Tangible Assets*	110,000	7,947,300	69,578,200	880,000	230,929	78,746,429
Totals	37,286,970	46,766,384	135,448,511	5,930,900	10,549,154	235,981,919

* Other tangible assets include land assembly, road improvement and sidewalks, and storm drainage.





POOR

QUALITY

ORIGINAL